RNI No. MAHBIL /2009/31745

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक–मध्य उप-विभाग

वर्ष १२, अंक १३] मंगळवार, फेब्रुवारी २४, २०२६/फाल्गुन ५, शके १९४७ [पृष्ठे ११, किंमत : रुपये ४.००

असाधारण क्रमांक ३४

प्राधिकृत प्रकाशन

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,
मुंबई ४०० ०३२, दिनांक २० फेब्रुवारी २०२६.

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्र.टिपीएस-१८२४/अनौसं-४२/प्र.क्र.१६०/२०२४/भाग-१/नवि-१३.—ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, व काही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरीता लागु करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (युडीसीपीआर) (यापुढे ज्याचा उल्लेख " उक्त नियमावली " असा करण्यात आलेला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख " उक्त अधिनियम " असा करण्यात आलेला आहे) मधील तरतुदीनुसार, शासन अधिसूचना क्र. टिपीएस-१८१८/प्र.क्र.२३६/१८/ वियो. व प्रायो./कलम ३७ (१कक) (ग) व कलम २०(४)/नवि-१३, दिनांक २ डिसेंबर २०२० अन्वये मंजुरी दिली असून ती दिनांक ३ डिसेंबर २०२० पासून अंमलात आली आहे ;

आणि ज्याअर्थी, महाराष्ट्र शासनाच्या पर्यटन आणि सांस्कृतिक कार्य विभागाकडील महाराष्ट्र पर्यटन धोरण – २०२४ या धोरणास मा.मंत्री मंडळाच्या दिनांक ५ जुलै २०२४ रोजीच्या बैठकीमध्ये झालेल्या निर्णयानुसार मान्यता देण्यात आली आहे. (यापुढे ज्याचा उल्लेख " उक्त धोरण " असा करण्यात आलेला आहे) ;

आणि ज्याअर्थी, महाराष्ट्र शासनाच्या पर्यटन आणि सांस्कृतिक कार्य विभागाकडील शासन निर्णय क्र.टिडीएस-२०२२/०९/ प्र.क्र.५४२/पर्यटन-४, दिनांक १८ जुलै २०२४ अन्वये मा. मंत्री मंडळाच्या मान्यतेने महाराष्ट्र पर्यटन धोरण – २०२४ धोरण मंजूर करण्यात आले आहे ;

आणि ज्याअर्थी, उक्त धोरणातील तरतूदींच्या अनुषंगाने उक्त नियमावलीतील सोबतच्या **परिशिष्ट 'अ'** मध्ये नमूद केल्याप्रमाणे काही तरतुदी उक्त नियमावलीमध्ये नव्याने समाविष्ट करणे आवश्यक आहे तसेच सोबतच्या **परिशिष्ट 'ब'** मध्ये नमूद केल्याप्रमाणे

उक्त नियमावलीमधील काही विनियमांमध्ये सुधारणा करणे आवश्यक आहे (यापुढे ज्याचा उल्लेख " उक्त प्रस्तावित फेरबदल " असा करण्यात आलेला आहे), असे शासनाचे मत झाले आहे ;

आणि ज्याअर्थी, शासनाने उक्त अधिनियमाच्या कलम ३७(१कक)(क) व कलम २०(३) मधील तरतुदीप्रमाणे शासनास प्राप्त अधिकारांचा वापर करून सूचना क्र.टिपीएस-१८२४/अनौसं-४२/प्र.क्र.१६०/ २०२४/नवि-१३, दिनांक ६ फेब्रुवारी २०२५ रोजी सूचना प्रसिद्ध करून उक्त सुचनेसोबत जोडलेल्या **"परिशिष्ट-अ"** मध्ये तसेच सोबतच्या **परिशिष्ट 'ब'** मध्ये नमूद केल्याप्रमाणे उक्त प्रस्तावित फेरबदलाच्या अनुषंगाने आम जनतेकडून सूचना/हरकती मागविल्या आहेत आणि संबंधितांची सुनावणी घेऊन शासनाकडे उक्त अधिनियमाच्या कलम ३७(१कक)(क) व कलम २०(३) मधील तरतुदीप्रमाणे नमूद वैधानिक कार्यवाही पूर्ण करून अहवाल सादर करण्यासाठी शासनाने संबंधित विभागीय सहसंचालक, नगर रचना यांची 'अधिकारी' म्हणून नियुक्ती केली आहे. (यापुढे ज्याचा उल्लेख 'उक्त अधिकारी' असा करण्यात आलेला आहे) ;

आणि ज्याअर्थी, उक्त दिनांक ६ फेब्रुवारी २०२५ रोजीची सूचना **महाराष्ट्र शासन राजपत्र** असाधारण क्रमांक १८, भाग-१, (मध्य), उप विभाग मध्ये, दिनांक ७ फेब्रुवारी २०२५ रोजी पृष्ठ क्र.१-११ वर प्रकाशित करण्यात आली होती आणि उक्त अधिकारी यांनी उक्त अधिनियमाच्या कलम ३७(१ क क) आणि कलम २०(३) अंतर्गत विहित केलेली वैधानिक कार्यवाही पूर्ण केल्यानंतर त्यांचा अहवाल संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेमार्फत शासनास सादर केला आहे ;

आणि ज्याअर्थी, उक्त अधिकारी यांचे अहवाल विचारात घेतल्यानंतर आणि संचालक, नगर रचना महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त प्रस्तावित फेरबदल, काही बदलांसह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे ;

आणि ज्याअर्थी यापूर्वी शासन नगरविकास विभागाकडील अधिसूचना क्र. टिपीएस-१८२४/अनौसं-४२/प्र.क्र.१६०/२०२४/नवि-१३, दिनांक ११ डिसेंबर २०२५ अन्वये राज्यातील सर्व महानगरपालिकांच्या (बृहन्मुंबई महानगरपालिका वगळता) क्षेत्राकरीता उक्त अधिनियमाच्या कलम ३७ (१कक) (ग) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून उक्त प्रस्तावित फेरबदलास, (काही बदलांसह) शासनाची मंजूरी देण्यात आली आहे.

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ (१कक) (ग) व कलम २०(४) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन याद्वारे :—

(अ) शासनाने महानगरपालिकेच्या क्षेत्राकरीता लागू केलेली पर्यटन विषयक नियमावली राज्यातील अन्य सर्व नियोजन प्राधिकरणांकरीता (बृहन्मुंबई महानगरपालिका वगळता) लागू करण्याकरीता व त्यासाठी मंजूर UDCPR नियमावलीमध्ये विनियम क्र.१४.१४ नव्याने अंतर्भूत करणेसंदर्भात

तसेच उक्त नियमावलीच्या विनियम क्र.६.३, ६.१४ व १४.२.३ मधील विद्यमान तरतुदींमध्ये सुधारणा करण्याकरिता उक्त प्रस्तावित फेरबदलास, काही बदलांसह सोबत जोडलेल्या **"परिशिष्ट-अ"** मध्ये तसेच सोबतच्या **परिशिष्ट 'ब'** मध्ये नमूद केल्याप्रमाणे शासनाची अंतिम मंजूरी देण्यात येत आहे.

(ब) सदर मंजूर फेरबदल, सदर अधिसूचना **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून अंमलात येईल, असे निश्चित करीत आहे.

सदरची अधिसूचना, कार्यालयीन कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरीता जनतेच्या अवलोकनार्थ सर्व संबंधित नियोजन प्राधिकरणे आणि नगर रचना आणि मुल्यनिर्धारण विभागाची जिल्हा कार्यालये या कार्यालयांमध्ये उपलब्ध राहील.

ही अधिसूचना शासनाचे संकेतस्थळ www.maharashtra.gov.in (कायदे / नियम) वर उपलब्ध राहील.

परिशिष्ट —अ

शासन नगरविकास विभागाकडील अधिसूचना क्र.टिपीएस-१८२४/अनौसं-४२/प्र.क्र.१६०/२०२४/ भाग-१/नवि-१३, दिनांक २० फेब्रुवारी २०२६

The following New Regulation No.14.14 is added in Unified Development Control and Promotion Regulations as follows

Regulation: 14.14 –

Tourism Policy of Maharashtra – 2024 .—The following regulations are to be followed in the Tourism projects eligible under Tourism Policy of Maharashtra – 2024 and Tourism projects certified by the Tourism Department as per the Tourism Policy of Maharashtra – 2024.

14.14.1 Additional FSI and Space Utilization of Tourism units / Hospitability Park

(*i*) **Additional** FSI over and above basic permissible FSI may **be permitted** on the basis of the following table to all Tourism units / Hospitability Parks in rest of Maharashtra (except Greater Mumbai Corporation Area) :

Sr. No.	Minimum Road width	Maximum Permissible FSI Rest of Maharashtra
1	12 m	Up to 3
2	18 m	Up to 3.5
3	24 m	Up to 4.5

(*ii*) Additional FSI Limit shall be applicable as above or as per the UDCPR, whichever is higher, excluding in Agriculture Zone, NDZ, or any other special zone, declared by Urban Development Department, where the maximum Additional Floor Space Index limit shall remain applicable as per prevailing Development Control Regulation.

14.14.2 :

Premium Rates for the Tourism units / Hospitability Park for the Rest of Maharashtra

(*i*) Area in Vidarbha, Marathawada, Dhule, Nagpur, Ratnagiri and Sindhudurg, no premium will be charged for additional Floor Space Index (FSI)/ ToD/ Ancillary FSI.

(*ii*) As per Unified Development Control and Promotion Rules (UDCPR) the additional FSI shall be permissible to all Public and Private Hospitability Parks by levying a premium at the rate of 50% of **prevailing Premium rate** for areas other than (i).

(*iii*) **For Central Business District:** If any special planning authority declared any area as a Central Business District as per applicable DCR norms, all registered public and private Hospitability parks; in the particular CBD"s will be entitled for permissible additional FSI by levying a premium at the rate of 50% of the existing rate asmentioned in the DCPR of Central Business District.

(*iv*) In addition, to other applicable FSI"s like Ancillary FSI will be applicable as per the local applicable UDCPR norms.

v. The developer will be allowed to pay the premium, development charges, ancillary charges and other charges for the increased additional FSI for the Tourism units / Hospitability Park in installments.

vi. The first installment of the premium, development charges, ancillary charges and other charges for the increased additional FSI shall not be less than 50 lakhs in case of A.B.C class Municipal Corporations and 25 lakhs in case of other areas, However the Planning Authority may reduce the first instalment limit as a policy by considering local conditions. In such case, the remaining amount shall be apportioned in remaining instalments.

14.14.3 Provision of Recreational Floor

In case of Hotel building having height more than 15 m., recreational floor may be allowed subject to following.—

(*i*) The height of such floor shall be up to 4.5 m. and shall be open on all sides.

(*ii*) Such floor shall be used for recreational purpose/activities including construction of swimming pool and shall be in addition to the recreational open space required as per UDCPR.

(*iii*) One such floor may be allowed at every 20 m. height, however, first floor may be allowed after 15 m. height

(*iv*) Such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room etc. shall be computed in FSI.

Note **:—** Based on stakeholder consultation, this clause has been adopted from UDCPR 2020 with modification suitable for Hotel Building.

14.14.4: **Mix Land Use Development** –

Mix land use development is allowed. However, incentives under this policy will be limited to area and assets developed, owned and used for tourism purpose only. The other non-tourism assets not having any incentives within the project such as villas, institutes, village/small scale industries, shall be disposable vide sale or long lease etc. to the discretion of the proponent.

14.14.5 These provisions are applicable only to the Tourism projects eligible under Tourism Policy of Maharashtra – 2024 and Tourism projects certified by the Tourism Department as per the Tourism Policy of Maharashtra – 2024 and in addition to the provisions as mentioned above, other additional provisions such as side margin, height etc., shall be applicable as per the Unified Development Control and Promotion Regulations to that extent.

14.14.6 For the Tourism Project, it is binding on the concern project proponent to obtain the approval from local Planning Authority.

14.14.7 Development charges will be exempted while sanctioning tourism units / hospitality component.

परिशिष्ट — ब

शासन नगरविकास विभागाकडील अधिसूचना क्र.टिपीएस-१८२४/अनौसं-४२/प्र.क्र.१६०/२०२४/भाग-१/नवि-१३, दिनांक २० फेब्रुवारी २०२६

Regulation No.6.3, 6.14 and 14.2.3 in Unified Development Control and Promotion Regulations is modified as follows. –

Sr. No.	Regulation No in Sanctioned UDCPR	Proposed Modification to the existing regulation	Sanctioned Modification to the existing regulation
1	*2*	*3*	*4*
1	Regulation No.6.3	**6.3 PERMISSIBLE FSI** *I. Permissible basic FSI, additional FSI on payment of premium, for the projects undertaken as per the Tourism Policy of Maharashtra – 2014 are Permissible as per the Provision No.14.14* II. Permissible basic FSI, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential and Residential with mixed uses and other buildings in developable zones like residential, commercial, public-semi-public etc. shall be as given in Table 6-G below :-	**6.3 PERMISSIBLE FSI** I. Permissible basic FSI, additional FSI on payment of premium, for the projects undertaken as per the Tourism Policy of Maharashtra – 2024 are Permissible as per the Provision No.14.14 II. Permissible basic FSI, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential and Residential with mixed uses and other buildings in developable zones like residential, commercial, public-semi-public etc. shall be as given in Table 6-G below :-
2	Regulation No. 6.14	**6.14 PROVISION OF RECREATIONAL FLOOR** In case of residential building having height more than 30.0 m., recreational floor may be allowed subject to following i) the height of such floor shall be upto 4.5 m. and shall be open on all sides,	**6.14 PROVISION OF RECREATIONAL FLOOR** In case of residential building having height more than 30.0 m., recreational floor may be allowed subject to following – i) the height of such floor shall be upto 4.5 m. and shall be open on all sides,

2		i) such floor shall be used for recreational purpose / activities including construction of swimming pool and shall be in addition to the recreational open space required as per UDCPR, iii) one such floor may be allowed at every 50.0 m. height, however, first floor may be allowed after 30.0 m. height, iv) Such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room, etc. shall be computed in FSI. v) *RECREATIONAL FLOOR for the projects undertaken as per the Tourism Policy of Maharashtra – 2014 is Permissible as per the Provision No.14.14*	ii) such floor shall be used for recreational purpose / activities including construction of swimming pool and shall be in addition to the recreational open space required as per UDCPR, iii) one such floor may be allowed at every 50.0 m. height, however, first floor may be allowed after 30.0 m. height, iv) Such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room, etc. shall be computed in FSI. v) RECREATIONAL FLOOR for the projects undertaken as per the Tourism Policy of Maharashtra – 2024 is Permissible as per the Provision No.14.14
3	Regulation No. 14.2.3	*New Provision No.14.2.3 (ix) :- At the end of the said regulation the following new Provision No.14.2.3 (ix) is added as below :-* For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority covered balcony is allowed in the P-Line of both side of the Metro Corridor.	New Provision No.14.2.3 (x) :- At the end of the said regulation the following new Provision No.14.2.3 (x) is added as below :- For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority covered balcony is allowed in the P-Line of both side of the Metro Corridor.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रणव कर्पे,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 20th February 2026

NOTIFICATION

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-1824/UOR-42/CR.160/2024/Part-1/UD-13.—Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR)(hereinafter referred to as "the said Regulations") for the state except Municipal Corporation of Greater Mumbai, and some Planning Authorities under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") *vide* Notification No.TPS-1818/ CR.238/18/DP. and RP./Sec.37 (1AA) (c) and sec.20(4)/UD-13, dated 02/12/2020, which is come into force from dated 3rd December 2020 ;

And whereas, as per decision taken by the Hon'ble Cabinet dated 5th July 2024 Hon'ble Cabinet has sanctioned the Maharashtra Tourism Policy-2024 for Maharashtra State (hereinafter referred to as 'the said Policy ') ;

And whereas, the Government of Maharashtra in Tourism Department vide Government Resolution No.TDS-2022/09/CR.No.542/Tourism-4, dated 18th July 2024 has sanctioned the Maharashtra Tourism Policy-2024 for Maharashtra State with approval of the Hon'ble Cabinet ;

And whereas, the Government is of opinion that, as per the provisions of the said Policy it is necessary to include new provision in the said Regulation as mentioned in **Schedule 'A'** as appended herewith and is also necessary to revised some provisions in the said Regulations as mentioned in **Schedule 'B'** as appended herewith (hereinafter referred to as 'the said proposed to be modification') ;

And whereas, in exercise of the powers conferred under section 37(1AA) (a) and section 20(3) of the said Act, and all other powers enabling in that behalf, the Government has published a Notice No.TPS-1824/UOR-42/CR.160/2024/UD-13, dated 6th February 2025 for inviting suggestions / objections from general public in respect to the said Proposed Modification as mentioned in the **Schedule-A** and **Schedule-B** as appended to the said notice and appointed the concerned Divisional Joint Director of Town Planning as an 'Officer' (hereinafter referred to as 'the said Officers') to completed procedure as stipulated under section 37(1AA) and section 20(3) of the said Act and to submit report on the objections / suggestions received in respect of the said Proposed Modification to the Government after giving hearing to the concerned persons ;

And whereas, the said Notice dated 6th February 2025 was published in the *Maharashtra Government Gazette* Extra Ordinary No.18 Part-1, (Central) Sub-Division, dated 7th February 2025 in the Page No.1-11 and the said Officers have submitted their report to Government through the Director of Town Planning, Maharashtra State, after completing the legal procedure stipulated under section 37(1AA) and section 20(3) of the said Act ;

And whereas, after considering the reports of the said Officers and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the said Proposed Modification is required to be sanctioned with some changes ;

And whereas, the Government of Maharashtra in Urban Development Department in exercise of the powers conferred upon it under section 37(1AA) (c) of the said Act *vide* Notification No.TPS-1824/UOR-42/CR.160/2024/UD-13, dated 11th December 2025, has sanctioned the said Proposed Modification with some changes for the area of all Municipal Corporations (Expect Brihan-Mumbai Municipal Corporation) in State ;

Now therefore, in exercise of the powers conferred upon it under section 37(1AA) (c) and section 20(4) of the said Act, the Government hereby :—

A. Government herewith accord sanction to the said modification proposal with some changes to enforce Tourism Policy Regulations, in the sanctioned UDCPR Regulations to all remaining Planning Authorites in state (Expect Brihan-Mumbai Municipal Corporation) to insert a New Regulation No.14.14 as mentioned in **Schedule 'A'** and to revise Provision No.6.3, 6.14 and 14.2.3 in the existing provision of said Regulations as mentioned in **Schedule 'B'** as appended herewith, as previously applicable by the State Government for Municipal Corporation areas.

B. Fixes the date of publication of this Notification in the *Official Gazette* as the date of coming into force of this sanctioned modification.

This Notification shall be kept open inspection to the general public in the office of all concerned Planning Authorities and District Offices of Town Planning and Valuation Department for the period of one month, on all working days.

This Notification is also available on the Government website www.maharashtra.gov.in (Acts / Rules)

Schedule – A

Government in Urban Development Department Notification No. TPS-1824/UR-42/ CR.160/2024/Part-1/UD-13, dated 20th February 2026

The following New Regulation No.14.14 is added in Unified Development Control and Promotion Regulations (UDCPR) as follows —

Regulation: 14.14 – Tourism Policy of Maharashtra – 2024 :—

The following regulations are to be followed in the Tourism projects eligible under Tourism Policy of Maharashtra – 2024 and Tourism projects certified by the Tourism Department as per the Tourism Policy of Maharashtra – 2024

14.14 .1 Additional FSI and Space Utilization of Tourism units/Hospitability Park

i. Additional FSI over and above basic permissible FSI may be permitted on the basis of the following table to all Tourism units / Hospitability Parks in rest of Maharashtra (except Greater Mumbai Corporation Area) :

Sr. No.	Minimum Road width	Maximum Permissible FSI Rest of Maharashtra
1	12 m	Up to 3
2	18 m	Up to 3.5
3	24 m	Up to 4

ii. Additional FSI Limit shall be applicable as above or as per the UDCPR, whichever is higher, excluding in Agriculture Zone, NDZ, or any other special zone, declared by Urban Development Department, where the maximum Additional Floor Space Index limit shall remain applicable as per prevailing Development Control Regulation.

14.14.2 :

Premium Rates for the Tourism units/Hospitability Park for the Rest of Maharashtra

i. Area in Vidarbha, Marathawada, Dhule, Nagpur, Ratnagiri and Sindhudurg, no premium will be charged for additional Floor Space Index (FSI)/ ToD/ Ancillary FSI.

ii. As per Unified Development Control and Promotion Rules (UDCPR) the additional FSI shall be permissible to all Public and Private Hospitability Parks by levying a premium at the rate of 50% of prevailing Premium rate for areas other than (i)

iii. **For Central Business District:** If any special planning authority declared any area as a Central Business District as per applicable DCR norms, all registered public and private Hospitability parks; in the particular CBD's will be entitled for permissible additional FSI by levying a premiumat the rate of 50% of the existing rate as mentioned in the DCPR of Central Business District.

iv. In addition, to other applicable FSI's like Ancillary FSI will be applicable as per the local applicable UDCPR norms.

v. The developer will be allowed to pay the premium, development charges, ancillary charges and other charges for the increased additional FSI for the Tourism units / Hospitability Park in installments.

vi. The first installment of the premium, development charges, ancillary charges and other charges for the increased additional FSI shall not be less than 50 lakhs in case of A.B.C class Municipal Corporations and 25 lakhs in case of other areas, However the Planning Authority may reduce the first instalment limit as a policy by considering local conditions. In such case, the remaining amount shall be apportioned in remaining instalments.

14.14.3 : Provision of Recreational Floor

In case of Hotel building having height more than 15 m., recreational floor may be allowed subject to following-

i. The height of such floor shall be up to 4.5 m. and shall be open on all sides

ii. Such floor shall be used for recreational purpose/activities including construction of swimming pool and shall be in addition to the recreational open space required as per UDCPR.

iii. One such floor may be allowed at every 20 m. height, however, first floor may be allowed after 15 m. height

iv. Such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room etc. shall be computed in FSI.

Note **.—**Based on stakeholder consultation, this clause has been adopted from UDCPR 2020 with modification suitable for Hotel Building.

14.14.4: **Mix Land Use Development** –

Mix land use development is allowed. However, incentives under this policy will be limited to area and assets developed, owned and used for tourism purpose only. The other non-tourism assets not having any incentives within the project such as villas, institutes, village/small scale industries, shall be disposable vide sale or long lease etc. to the discretion of the proponent.

14.14.5 These provisions are applicable only to the Tourism projects eligible under Tourism Policy of Maharashtra – 2024 and Tourism projects certified by the Tourism Department as per the Tourism Policy of Maharashtra – 2024 and in addition to the provisions as mentioned above, other additional provisions such as side margin, height etc., shall be applicable as per the Unified Development Control and Promotion Regulations to that extent.

14.14.6 For the Tourism Project, it is binding on the concern project proponent to obtain the approval from local Planning Authority.

14.14.7 Development charges will exempted while sanctioning tourism units / hospitality component.

Schedule-B

Government in Urban Development Department Notification No. TPS-1824/UR-42/CR.160/2024/Part-1/UD-13, dated 20th February 2026

Regulation No.6.3, 6.14 and 14.2.3 in Unified Development Control and Promotion Regulations is modified as follows —

Sr. No.	Regulation No. in Sanctioned UDCPR	Proposed Modification to the existing regulation	Sanctioned Modification to the existing regulation
(1)	(2)	(3)	(4)
1	Regulation No.6.3	6.3 PERMISSIBLE FSI *I. Permissible basic FSI, additional FSI on payment of premium, for the projects undertaken as per the Tourism Policy of Maharashtra – 2014 are Permissible as per the Provision No.14.14* II. Permissible basic FSI, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential and Residential with mixed uses and other buildings in developable zones like residential, commercial, public-semi-public etc. shall be as given in Table 6-G below :-	6.3 PERMISSIBLE FSI **I. Permissible basic FSI, additional FSI on payment of premium, for the projects undertaken as per the Tourism Policy of Maharashtra – 2024 are Permissible as per the Provision No.14.14** II. Permissible basic FSI, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential and Residential with mixed uses and other buildings in developable zones like residential, commercial, public-semi-public etc. shall be as given in Table 6-G below :-
2	Regulation No. 6.14	6.14 PROVISION OF RECREATIONAL FLOOR In case of residential building having height more than 30.0 m., recreational floor may be allowed subject to following – (i) the height of such floor shall be upto 4.5 m. and shall be open on all sides, (ii) such floor shall be used for recreational purpose / activities including construction of swimming pool and shall be in addition to the recreational open space required as per UDCPR,	6.14 PROVISION OF RECREATIONAL FLOOR In case of residential building having height more than 30.0 m., recreational floor may be allowed subject to following – i) the height of such floor shall be upto 4.5 m. and shall be open on all sides, ii) such floor shall be used for recreational purpose / activities including construction of swimming pool and shall be in addition to the recreational open space required as per UDCPR,

		iii) one such floor may be allowed at every 50.0 m. height, however, first floor may be allowed after 30.0 m. height, iv) Such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room, etc. shall be computed in FSI. v) RECREATIONAL FLOOR for the projects undertaken as per the Tourism Policy of Maharashtra – 2014 is Permissible as per the Provision No.14.14	iii) one such floor may be allowed at every 50.0 m. height, however, first floor may be allowed after 30.0 m. height, iv) Such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room, etc. shall be computed in FSI. **v) RECREATIONAL FLOOR for the projects undertaken as per the Tourism Policy of Maharashtra – 2024 is Permissible as per the Provision No.14.14**
3	Regulation No 14.2.3	*New Provision No.14.2.3 (ix):- At the end of the said regulation the following new Provision No.14.2.3 (ix) is added as below* :- For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority covered balcony is allowed in the P-Line of both side of the Metro Corridor.	**New Provision No.14.2.3 (x) :- At the end of the said regulation the following new Provision No.14.2.3 (x) is added as below :- For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority covered balcony is allowed in the P-Line of both side of the Metro Corridor.**

By order and in the name of the Governor of Maharashtra,

PRANAV KARPE,
Deputy Secretary to Government.

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